

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
828-5123

**Project Name:** Boys & Girls Club  
832 N.W. 2 Street

**Case #:** 39-R-02

**Date:** April 9, 2002

**Comments:**

1. Provide a drainage design and calculations certified by a State of Florida licensed engineer. The design shall be in accordance with the South Florida Water Management District and Broward County Planning & Environmental Protection permitting criteria and standards for pollution and flood control.
2. A paving, grading, and drainage plan shall be prepared for this site from a topographic survey. This plan shall be prepared by a state of Florida licensed professional engineer. The engineer shall indicate all existing grades depicted on the survey and all proposed grades for improved areas and unimproved as necessary to ensure adequate storm water management as follows from those criteria mentioned in comment number 1.
3. Please provide dimensions on drop off lane (width, radii, and offset from property line).
4. Indicate direction of travel in this drop off lane, if it is to be less than 24 feet wide.
5. A pavement marking and signage or appropriate markings and signs shall be shown on the site plan for proper traffic control.
6. Seventeen (17) parking spaces appear to be required in addition to those existing on this site for the proposed pool addition. These spaces shall be placed in a lot on site in accordance with Section 47-20 of the City Code of Ordinances.
7. The existing back-out parking areas do not appear to have adequate drainage systems. The engineer shall fully assess the existing drainage capacity along N.W. 2 Street and N.W. 9 Avenue to support these back-out spaces continuing to exist in conjunction with assurance that adequate drainage relief occurs for these public streets. It appears that ex-filtration trench systems are necessary for the parking areas while re-grading of the swale to receive roadway runoff shall be sufficient for the remaining frontage areas.

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8. Provide for a minimum 5'-0" public sidewalk to be constructed per the Engineering Department's standards along the entire property frontage on the public streets. These walks shall be fully accessible at all driveways and points of ingress/egress.
9. Sheet A-1 indicates the existing dumpster doors open into the public alley which would not be permitted by City Ordinances.
10. Please provide a plumbing plan for service required to new pool and any bathrooms or water services.
11. A power pole is shown within the parking area along N.W. 2 Street. The Engineering Department recommends that a landscaped island with curbed border be designed to protect this pole within the VUA.
12. A-1 and L-1 plans incorrectly labeled N.W. 2 Street as N.W. 2 Avenue.
13. Provide a photometric (lighting) plan for all new parking facilities in accordance with Section 47-20.14 of the City Code of Ordinances.

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**Division:** Fire

**Member:** Albert Weber  
828-5875

**Project Name:** Boys & Girls Club

**Case #:** 39-R-02

**Date:** 04-09-02

**Comments:**

Shade structure would require fire sprinkler system if building has existing fire sprinkler system.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Boys & Girls Club of Broward County

**Case #:** 39-R-02

**Date:** April 09, 2002

**Comments:**

No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Boys and Girls Club of Broward  
County

**Case #:** 39-R-02

**Date:** 4/3/02

**Comments:**

1. Sec. 47-21.10 states that in RMM-25 districts "a minimum of 35% of the gross lot square footage shall be in landscaping...." Verify this requirement.
2. Provide calculations that show the square footage of the existing paved parking areas versus the new paved area (drop off lane). If more than 25% is being added to existing, all vehicular use areas must meet current VUA Landscape Code. This would include those requirements relating to back-out parking.
3. A continuous screen (usually a hedge) is required where a VUA adjoins an abutting ROW.
4. Continuous planting is required on the street side of all fences, which would include 1 tree (which may be standard or flowering) for every 20 lineal feet of fence.
5. Verify that there are no existing or proposed sight triangle violations. There can be no plant material in the 25' sight triangle that obstructs visibility between 30 " and 8' ht. (Some of the existing hedges appear to be in violation.)
6. Provide the trunk diameters of the trees proposed to be relocated.
7. Indicate requirements for irrigation.
8. A definitive street tree scheme needs to be developed utilizing existing trees, and adding new compatible species as required.
9. Signoff plan to contain the name of the Landscape Architect who prepared the plan.

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**Division:** Police

**Member:** Detective Nate Jackson  
Office-954-828-6422  
Pager-954-877-7875

**Project Name:** Boys & Girls Club of Broward County

**Case #:** 39-R-02

**Date:** April 9, 2002

**Comments:**

What type of enclosure will be erected to safe guard the eastern perimeter of the club to protect the pool area?

Will additional protection for the pool include a pool cover?

Recommend that an intrusion alarm system be installed specially designated for the pool area.

Provide written response for the comments.

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**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** Boys & Girls Club of Broward County    **Case #:** 39-R-02

**Date:** 4/9/02

**Comments:**

1. Rezoning requires a site plan level iv review in accordance section 47-24.4.
2. The proposed horticulture shade structure, gazebo/trellis and swimming pool shall not be located in the required twenty-five (25) foot setbacks in accordance with section 47-8.30 Table of Dimensional Requirements.
3. Provide parking calculation for existing building and proposed structures. Parking is required for proposed pool at a rate of 1 space per 200 square feet of pool surface area in accordance with section 47-20.2. Show additional required parking spaces on site plan.
4. Provide a photometric lighting plan for new parking spaces in accordance with section 47-20.14 prior to final DRC review.
5. Existing non-conforming fences and walls in nonresidential districts shall be brought into full compliance with the requirements of section 47-19.5 in accordance with section 47-19.5.B.4.
6. Additional comments may be forthcoming at DRC meeting.